



**City Council
Pre-Agenda Meeting
January 09, 2007
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, January 09, 2007 at Trinity City Hall, Trinity, NC 27370.

MEMBERS PRESENT: Mayor, Fran Andrews; Council members Karen Bridges, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, and Edith Reddick.

MEMBERS ABSENT: Council members Brown and Talbert.

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Engineer Randy McNeill; City Clerk/Finance Officer, Debbie Hinson; and other interested parties.

ITEM 1. Welcome

Mayor Andrews called the January 09, 2007 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:01 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Lambeth.

ITEM III. Proposed items for the January 16, 2007 Regular Meeting of the Trinity City Council

Recognition

1. Recognition of citizens, businesses and organizations that supported Christmas in Trinity 2006

Motion by Council member Lambeth to add this item to the January 16, 2007 Regular City Council Meeting, seconded by Council member Ewings and approved unanimously by all Council members present.

Reports

2. Randolph County Economic Development Corporation Annual Report (Bonnie Renfro, President)

Motion by Council member Ewings to add this item to the January 16, 2007 Regular City Council Meeting, seconded by Council member Meredith and approved unanimously by all Council members present.

Public Hearings

3. High Point Urban Area Thoroughfare Plan (Greg Venable)

▪ **Resolution Adopting the Thoroughfare Plan**

After a brief discussion between Manager Bailie, Mr. Stumb and Council members concerning any projects that may be considered in Trinity, *motion by Council member Meredith to add this item to the January 16, 2007 Regular City Council Meeting, seconded by Council member Lambeth and approved unanimously by all Council members present.*

4. Resolution of Intent for Initial Zoning of Hopewell Village

Manager Bailie discussed the difficulties in this process because the City does not have an ETJ. Because there is not ETJ we can not zone anything outside of our limits until the property is annexed. She discussed the Resolution to hold a Public Hearing on the question of annexation whether or not action is taken by Council after this Public Hearing. Manager Bailie discussed conversation with Attorney Wilhoit

concerning the Resolution of Intent for Zoning. This Resolution will allow Council the opportunity to advise the developer that if this property were to be annexed it would be the desire of the Council to have the property zoned in the fashion designated in this Resolution. This will also give the applicant the opportunity to withdraw his request if he feels he can not accept the proposed zoning.

Manager Bailie advised Council that any resident may speak during the Public Hearing for proposed Zoning, however only residents that live within the corporate limits will be allowed to speak during the Public Hearing for Annexation.

There was further discussion among Council members, Manager Bailie, and Attorney Wilhoit concerning the public hearings that would need to be held. Manager Bailie advised Council that they could hold the public hearings on both the Resolution of Intent and Annexation without taking action on either item. However, if Council wishes to take action to accept the annexation the motion, it might be appropriate to include the Resolution of Intent for the zoning.

Council members discussed the decision of the Planning Board to deny this request and what if any facts would determine if this item needed to go back to that board. Council also discussed the possibility of deleting Items 5A and 5B. Manager Bailie advised members that whether Council chose to take action on the annexation would dictate whether Items 5A and 5B would be added.

Motion by Council member Labonte to add Item 4 to the January 16, 2007 Regular City Council Meeting, seconded by Council member Meredith and approved unanimously by all Council members present.

5. Annexation – Hopewell Village

Motion by Council member Reddick to add Item 5 to the January 16, 2007 Regular City Council Meeting, seconded by Council member Lambeth and approved unanimously by all Council members present.

5A. Ordinance to Extend the Corporate Limits of the City

5B. Establish Initial Zoning

Motion by Council member Lambeth to add Item's 5A and 5B to the January 16, 2007 Regular City Council Meeting, seconded by Council member Bridges and approved unanimously by all Council members present.

Consent Agenda

- 6. Consideration of minutes: Dec. 12, 2006 Pre-agenda Meeting**
- 7. Consideration of minutes: Dec. 19, 2006 Regular City Council Meeting**
- 8. Consideration of minutes: Jan. 4, 2007 Special Called City Council Meeting**
- 9. Authorize City Hall re-roofing**

Manager Bailie reviewed the quotes received for re-roofing City Hall. Our recommendation is that the City use East Coast Roofing at a cost of \$4,110.00. Other quotes included Davis Roofing at \$4,535.00, Darr Construction \$6,244.00, Mizzie Roofing at \$4,100.00, and Denton Metal Roofer, at \$7,600.00.

Mayor, Council members, and Manager Bailie discussed replacing the flashing, what pound felt would be used, gutter damage that may occur, gutter guards for the back, tear off existing shingles, and any hidden damage that may be found. After further discussion, Council members asked that Manager Bailie discuss these items with East Coast and then compare quotes with Mizzie Roofing.

It was Manager Bailie's suggestion that this item be removed from the Consent Agenda and place this as an individual item on the Agenda so that it could be discussed at the Regular Meeting.

Motion by Council member Lambeth to remove # 9 from the Consent Agenda, seconded by Council member Bridges and approved unanimously by all Council members present.

After a brief discussion, *Motion by Council member Lambeth to add Item 9 to the Regular Meeting Agenda, seconded by Council member Meredith and approved unanimously by all Council members.*

Motion by Council member Lambeth to include items 6, 7, and 8, (Consent Agenda) on the January 19, 2007 Regular Meeting Agenda, seconded by Council member Ewings and approved unanimously by all Council members present.

Unfinished Business

None

New Business

10. Consider Archdale-Trinity YMCA Request for City Funding

Manager Bailie discussed with Council their intent to consider funding from this request from this fiscal year or the new fiscal year. This will make a difference in where this item is listed on the Agenda.

There was discussion between Council members concerning how they would like to proceed with this item. Mayor Andrews advised Council that all the organization needed was a pledge to take to the bank and did not actually need the money. Council member Reddick discussed how this would be handled if approved in the current year budget. If Council decides to fund this in the current year budget the money will be paid from this fiscal year budget.

Manager Bailie advised Council if they wished to consider funding in this fiscal year the expenditure could be paid from the Economic Development line item. She also discussed the need to pass a Resolution to fund the YMCA at X amount of dollars over 10 years. There was further discussion among Council members concerning when this item should be placed on the Agenda. Manager Bailie advised Council if they were considering funding this item from the current year budget this item needed to stay as listed on the Agenda; however, if Council is not going to fund until next year we could move this item closer to the beginning of the Agenda for the YMCA to make their presentation.

It was Council member Reddick's opinion that this item should not be funded from this years budget since taxes were increased in this years budget. There was further discussion concerning funding for citizens that may not be able to afford memberships to the YMCA. After further discussion it was the decision of Council and Manager Bailie to leave this item on the Agenda in its current position, listen to the presentation, and then consider funding and when it would begin.

Motion by Council member Ewings to leave this item in its current location as Item 10 and add to the January 19, 2007 City Council Regular Meeting Agenda, seconded by Council member Lambeth and approved 4 to 2 with Council members Bridges and Reddick voting Nay

11. Report on Sufficiency of Petition for Annexation of Finch Farm Rd. property

Manager Bailie advised Council members that the City Clerk had investigated the Sufficiency of the Petition for Annexation and was prepared to report on this at the Council meeting. The next step if Council wishes to continue is to set a Public Hearing Date on the Annexation request. The zoning portion of this request will be discussed at the Planning/Zoning Meeting on January 23, 2007. If Council sets the Public Hearing for February, both the zoning and annexation request will be presented to Council at your February meeting.

Council member Meredith asked if this annexation was for the school property only or for the entire property. Manager Bailie advised Council the petition was for the entire property of 565.51 acres. This property is currently zoned County RA and the request for this entire property is RA with a Special Use Permit for approximately 125 acres for the school.

There was further discussion concerning whether this annexation had to be considered for the entire property rather than just the approximately 125 acres for the school. Manager Bailie advised Council the petition was for the entire property and if Council did not want to proceed in this manner they needed to take action and advise staff of their decision. We must follow the petition that we received which was a petition for annexation of the entire property.

Manager Bailie, Council Members, and Mayor Andrews discussed the considerations of Satellite Annexations and the owner's intent for the remainder of the property not being purchased by the school. Members discussed who had asked for annexation and the fact that the school had not been to discuss this with Council. Manager Bailie and Council members discussed the sewer rates that could be charged if the school was not inside the City Limits. It was Managers Bailie's opinion that the City should not set a precedent by giving the school inside rates if they remained outside of the City. The owner is not asking for anything except for RA Zoning. If this property is annexed the Council will control the zoning and the development. If this property is not annexed someone else will control the development and will have access to sewer no matter what. If another municipality is closer to the boundaries of the property than the City of Trinity we can not annex the property by Satellite Annexation. There would be no cost to the City to provide services, and we are positioning ourselves to increase our tax base if development does occur.

Council member Labonte discussed the fact that the school did not own the property. They will buy the property from the owner who is petitioning.

After further discussion, Council directed Manager Bailie to approach the property owner and ask if he would consider adding the condition to wait 5 years prior to development of the remainder of the property.

Motion by Council member Meredith to add this item to the January 16, 2007 Regular Meeting Agenda, seconded by Council member Labonte and approved unanimously by all Council members present.

11-A. Consider Setting Public Hearing on Finch Farm Rd. Annexation Request

Motion by Council member Bridges to add this item to the January 16, 2007 Regular Meeting Agenda, seconded by Council member Ewings and approved unanimously by all Council members present.

12. Consider Alcohol Referendum

Mayor Andrews advised Council that they could discuss and consider this item tonight, however no action can be taken on this item until August. This item can not be voted on more than 60 days prior to the election. There was discussion between Mayor Andrews and Council members concerning their feelings to place this item on the ballot for the citizens to decide what they would like to do concerning the sale of alcohol in Trinity. After a brief discussion, Mayor Andrews asked that this item be removed from the Agenda at this time.

Additional Pre-Agenda Meeting Business

IV. Annexation Workshop (staff)

Manager Bailie advised Council this was to discuss the current and future financial condition of the City and has a direct bearing on growth. The information placed at your seats has been prepared by several staff members. Manager Bailie discussed the increase in costs of the proposed Sewer projects. We have tried to project the impact of continued implementation of the sewer phases. Manager Bailie reviewed the Financial Conditions and Voluntary Annexations Handout. She advised Council that the figures listed in this review were based on a 5 year period. We calculated the sales tax that would be contributed to the projects, what would be left after that, and debt payment to Thomasville.

City of Trinity- Phases 2,3,4,&5

Section 1		Expense			Revenues		
Phase		Construction	Other Cost	Project	Grant	Loan	Local
2		3,156,386.00	913,614.00	4,070,000.00	1,553,900.00	1,824,000.00	692,100.00
3		8,055,000.00	1,945,000.00	10,000,000.00		6,000,000.00	4,000,000.00
4		5,220,000.00	1,430,000.00	6,650,000.00		4,000,000.00	2,650,000.00
5		5,450,000.00	1,500,000.00	6,950,000.00		3,176,000.00	3,774,000.00
		21,881,386.00	5,788,614.00	27,670,000.00	1,553,900.00	15,000,000.00	11,116,100.00

Section 2

Estimated Sales Tax for 5 years (800,000 X 5 years) 4,000,000.00

Payment to T-vill 5 years (500,000 X 5 years) 2,500,000.00

1,500,000.00

Total Local Match at the end of Phases 11,116,100.00

Less Overage of Sales Tax -1,500,000.00

9,616,100.00 total to be financed for Local Share(City Costs)

9,616,100 financed over 20 years per
amortization schedule attached

771,620.00 Annual Payment for 20 years based on a 5% interest rate

At the end of Year 5 and completion of Phase 5 Annual Debt payments will be as follows:

Bond Principal and Interest 1,610,300.00

City Local Match debt
payment 771,620.00

City of Thomasville debt
pmt. 500,000.00
2,881,920.00

38 yrs-4.75% Payment	38 yrs Principal	Annual Interest
99,300.00	48,000.00	51,300.00
344,000.00	157,894.74	186,105.26
229,400.00	105,263.16	124,136.84
182,100.00	83,578.95	98,521.05
854,800.00	394,736.84	460,063.16

Ms. Hinson advised Council that the Cost Analysis prepared for Sewer Phases 2-5 used the most recent numbers provided by Randy McNeill, City Engineer, in an effort to present the future debt payment for the City of Trinity. It illustrates the costs that will be incurred if the City of Trinity completes Phases 2-5 and illustrates all revenue sources that will be considered to repay our costs at the end of a 5 year period.

The updated project costs are now \$27,670,000.00. The total revenues for this project consist of \$1,553,900.00 in Grant Funds, \$15,000,000.00 in Loans, and 11, 116,100.00 in City Funds. These numbers do not include debt payment for upgrades with the City of Thomasville.

The sales tax was estimated at \$800,000.00 per year for a total of \$4,000,000.00 generated in revenues over the 5 year period. Our payment to Thomasville over the same 5 year period is \$2,500,000.00, leaving a balance of \$1,500,000.00 to apply toward other debt (phases 2-5). By applying the \$1,500,000.00 to the total \$11,116,100.00 owed by the City, the final balance due from the City will be \$9,616,100.00. Ms. Hinson advised Council that she amortized this balance over a 20 year loan using a set interest rate of 5%. This calculated an annual payment of \$771,620.00 in addition to the Thomasville Debt and Bond Debt.

At the end of the 5 year period the annual debt payments that the City of Trinity will incur is \$2,126,420.00. By using 75% of the sales tax as approved by Council \$800,000.00 will be generated in annual revenue. If this amount is subtracted from the \$2,126,420.00 the balance due for debt payments totals \$1,326,400.00. This balance must be covered by other revenues generated by the City.

Earlier information provided to Council indicates the City needs 1,800 customers just to meet the obligation of debt to the City of Thomasville. The City of Trinity currently serves + or – 200 customers. This analysis only takes into consideration expenses incurred for Capital Outlay for debt payments associated with Phases 2 through 5 and the debt payment to the City of Thomasville. It does not take into consideration any other expenditure for the General Fund or Sewer Fund.

Ms. Hinson gave her opinion of the 3 options that Council could consider when considering how they would like to proceed.

Option 1: Tax increase of approximately .33 cents in addition to the current .10 cent tax rate totaling a .43 cent tax rate at the end of the 5 year period. This illustration does not take into consideration growth factors that may offset or decrease the amount of tax increase needed.

Option 2: Stop or delay future Sewer Phases and re-evaluate how the City would like to proceed with Sewer Infrastructure.

As noted in the analysis, the City of Trinity will be faced with a tremendous debt payment at the end of year 5. The City Council may want to re-evaluate the rate at which Infrastructure is installed.

Option 3: To allow growth in the City of Trinity with infill developments as well as new growth with emphasis on encouraging Commercial and Industrial Development.

As noted in option 1 and 2 no growth factors are included. These options consider only what is currently inside the City of Trinity at this time that may be served if extensions are not made.

In closing, Ms. Hinson advised Council it was her opinion based on the numbers reviewed that Council consider whether they wanted to growth and if so what kind of growth, whether to continue the sewer infrastructure, and if so to formulate a plan that will generate revenues to meet the debt payment schedules.

Manager Bailie continued the staff review beginning with Annexation as listed below:

A. Annexation

1. North Carolina legislation recognizes the extension of municipal boundaries as a desirable mechanism to promote sound urban development and to assure adequate provision of public services to urbanizing areas.
2. Benefits for property owner(s): Property owners and residents receive City services on the same basis as property owners and

residents already within the city limits. Although an annexed property is subject to City taxes, potential savings may occur in the form of reductions in sewer rates.

3. Benefits for City: Additional revenues generated by an increased tax base; zoning and development control of annexed properties

B. City Utilities Policy/Fee Schedule

1. Sewer rates and capacity fees for customers outside the City limits are twice as much as those for City residents.
 - a. This rate schedule was adopted by the City Council in Dec.. 2005. The Utilities Committee, in recommending this fee structure stated, that double rates were appropriate because it would encourage voluntary annexation and strengthen Trinity's tax base.
 - b. The recommendation also noted that outside customers would be using capacity that would otherwise be reserved for City residents.

C. Financial Considerations

1. The cost for Trinity to provide services to annexed areas is negligible primarily because the City does not provide its own law enforcement and fire protection services.
2. Unlike most cities, Trinity receives most of its revenue from sales tax (rather than property taxes) which is currently distributed on the basis of population (each year the County has the option of changing the basis of distribution from population to the amount of property tax levied). Trinity receives approximately \$155/person/year.
 - a. Financial Model (Assumption: 500 homes with 2.5 persons per home; Average home value: \$200,000.)
 - i. Annual Sales Tax revenue: \$193,750 (equivalent to 5-cent tax increase)
 - ii. Annual Property Tax revenue (\$. 10 tax rate): \$100,000 (equivalent to 2.6-cent tax increase)
3. Powell Bill funds are distributed on a formula that includes population (\$22.62/person) and miles of city-owned roads (\$1,685.56/mile). Trinity receives most of its Powell Bill revenue from the population factor
4. Annexations would provide the City additional residents (and sales tax and Powell Bill revenue) if the property was to be developed residentially.
5. Annexations would provide the City additional tax base if the

property was developed for commercial or industrial projects.

II. Types of Annexations under consideration

- A. Contiguous Annexation
 - 1. A city is allowed to annex properties contiguous to the municipality's primary corporate limits if it receives a petition signed by 100 percent of the property owners in the area to be annexed.
- B. Non-Contiguous (Satellite) Annexation
 - 1. A city is allowed to annex non-contiguous properties if it receives a petition signed by 100 percent of the property owners in the area to be annexed.
 - 2. A portion of the satellite area must be within three miles of the annexing city.

Hopewell Village Annexation Request (Reviewed by Manager Bailie)

III. Hopewell Village Annexation Request (Adam Stumb)

- A. Total acreage: 218.93
- B. Zoning Requested: RM (215.73 acres); CS (3.2 acres)
- C. Density (residential): Allowed: 3.00 dwelling units/acre;
Proposed: 2.36 DU/AC
- D. Lot sizes proposed (single family): 7,800 sf (120 lots), 10,500 sf (139),
12,000 sf (50)
- E. Multi-family proposed: 152 townhomes, 50 twin homes
- F. Open Space: 8.52 acres required; 72.67 acres proposed

After the review by Manager Bailie, Mr. Stumb discussed the following conditions that had been taken into consideration by the developers of the Hopewell Village Project.

- 1. Additional buffering around the western portion of the property that includes areas that back up to the existing single family residences.
- 2. Incorporated some greenways along the 2 creeks that run along this property.
- 3. The development has been drawn around the older cemetery that exists on this property and will at some point have this cemetery donated to an historic society, or someone who will take care of it.
- 4. They have eliminated several of the uses allowed in the Commercial area of development of this property.
- 5. Parking area has been designated for campers, boats, and recreational vehicles.
- 6. Are looking at making a one lane entrance on a current right of way for construction entrance to separate the residential and construction traffic as suggested by the Planning/Zoning Board at an earlier meeting. Once construction is completed they plan to turn this over to emergency vehicles only and will gate this entrance and give the key to the appropriate agencies.

Mr. Stumb advised Council that the layout of this project may not go through many changes but the uses and conditions may change after Thursday's Community Meeting to be held at Hopewell Methodist Church.

Mayor Andrews advised Council that she had been advised that the persons that attend the Hopewell Methodist Church have no problem with this development except for the location of the proposed commercial sites. They do not want this next to their church cemetery.

Mr. McNeill discussed his firm's involvement with this development. He advised Council that his firm completed the boundary survey for the property, assisted the developer with the initial evaluation if this development was feasible concerning the costs of infrastructure such as roads and streets, assisted with feasibility plans. We have no involvement in that project at this time.

Mr. McNeill discussed a contract that existed between the property owner and the State of North Carolina dealing with a perpetual easement along the creek. The written contract only allows crossings for some sewer lines to serve the different neighborhoods. He advised Council that he had not seen this contract, but believed this was all that was allowed and did not believe it would allow a road to be built across the stream. The State group that did this was Eco System Enhancement Program. They will use state grant money to improve the quality of the stream. They will come in and repair the banks where the cattle have eroded it getting water. They will repair this and make this stream pristine that will help improve water quality downstream.

Council member Meredith and Mr. McNeill discussed what effect this would have on the proposed greenways. Mr. McNeill advised Council that the greenway could be included in this area. There would have to be no net loss to the environment to do anything in this area. It was Mr. McNeill's opinion this was a key issue and the kind of thing that was needed on the streams in Trinity if we can determine how to proceed and get this group involved.

Manager Bailie called for questions to Mr. Stumb concerning the zoning aspects discussed about this property. Council member Bridges, Manager Bailie, and Mr. Stumb discussed the price ranges of the proposed development. Mr. Stumb advised Council that the developer would have a range from custom homes to starter homes. Manager Bailie advised members that Mr. Stumb had been working very hard with the developer to establish some ascetic guidelines the developer had agreed to follow that will have an effect on the prices of the homes.

At this time Manager Bailie turned the discussion over to Mr. McNeill.

Mr. McNeill discussed the following items with Council.

V. Technical (Randy McNeill)

A. Hopewell Village

1. Eliminates the need for two pump stations (capital savings of \$160,000)
2. Cost savings of \$ 1.7 M to serve Evergreen Acres and Red Fox Rd. areas in the future.
3. Development Agreement should be considered to include:
 - a. Agreement on City's upsize costs
 - b. Who acquires and who pays for easement acquisition north of the project
 - c. Timeline for designing and constructing the sewer extensions
 - d. Compliance with City design/construction standards
 - e. Competitively bid extensions with unit prices to determine the actual cost of all components and the cost difference for upsized components

- f. Language binding developer to construct the project timely and provide a financial guarantee that the work will be completed on schedule
- g. Language requiring the developer to pay for all costs other than agreed-upon upside costs
- h. Dedication of pump station site and all easements to the City of Trinity
- i. Establishing that the City will pay for upgrade cost after project is substantially completed and its construction has been certified by the design Engineer
- j. Timeline for extension west of the project to coordinate with construction of City's Phase 3 project
- k. Conditions relative to zoning

He discussed how his firm was directed by Council to determine where the most residents could be connected to the sewer for the lowest cost per house. This dictated how we came up with the areas illustrated by the Phases. By reducing the cost of serving the Evergreen Acres and Shannon Drive by 1.7 million dollars we have just made it cost less per lot to develop these and when the City does future phases you will have moved up some areas.

Manager Bailie discussed one of the complaints from an Evergreen Acres resident that these residents would be getting sewer before he did. That is probably true, however it would also allow his property to be serviceable in the foreseeable future rather than not being on anyone's agenda for future sewer service.

Mr. McNeill stated that the costs to the City to complete all of the areas discussed would decrease from 4 million to 2.3 million a decrease of the 1.7 million.

The next area reviewed by Mr. McNeill was the Finch Farm Road Area.

B. Finch Farm Rd. area

- 1. Annexation of the entire property would allow Trinity to own the sewer system and dictate design standards for the pump station and pipe sizes for gravity sewers and the force main.
- 2. City ownership of the system would eliminate potential obstacles with taking over the system in the future when the City needs to provide sewer service to others in the area.
- 3. If the property is not annexed, issues concerning design standards, maintenance of the system, and ownership of the system will have to be addressed.

Mr. McNeill discussed the process that had taken place at an earlier meeting between the school, the property owner, and the City. At that time the school was interested in buying property somewhere on this particular tract but was unsure if they would be building one (1) or two (2) schools. One person owned enough property that would allow the school to purchase what they needed at a reasonable cost. At that time our firm developed 4 sewer cost options that took into account how much of the property would be served and the locations of the pump stations. The exhibit that Council has shows the High School located in the middle of the 125 acre tract and a future middle school being located closer to the road. It includes 2 drives, 1 to bring in students and parking and 1 to bring in the bus traffic. Mr. McNeill discussed the

area that could be served based on the pump station site agreed upon by the owner and the school advising Council it will only serve a few homes located along Kennedy Road that are currently inside the corporate limits.

There was discussion concerning the areas located around the proposed pump stations and how they could be served. Mr. McNeill advised Council the pump station on Morris Road pumped to the Phase 2 pump station, which pumped to the Phase 1 pump station and then was pumped to Thomasville. The Phase 3 pump station and the Phase 5 pump station also have to pump to the Phase 2 pump station. We will have everything going through the Phase 2 and Phase 1 pump stations. That means as the City acquires more users of the system and sewer flow increases those pump stations will have to be increased in size and capacity. You would first upgrade with larger motors, after that the City would need to install larger pipes to carry the sewer.

By routing this school back to the Phase 1 system it will avoid pumping through the Phase 2 system. This will cost the school more but will not require Trinity to be faced with future costs because of the re-pumping systems. He discussed the property shown with the entire boundary of the farm, and with the area that the school was actually purchasing.

Manager Bailie discussed the last item Political Considerations (Trinity Mayor and City Council) with Council.

She identified the following areas and asked for Council's thoughts.

VI. Political Considerations (Trinity Mayor and City Council)

1. People outside the City receiving sewer service before current residents
- a. Current annexation fees are equivalent to 10 years payment of City property taxes.
2. Quality Growth
3. Other Considerations

After review, the following discussion took place.

Council member Ewings discussed her thoughts concerning persons being allowed to go back and play catch up by paying the 10 years back taxes. She discussed her feelings concerning the citizens that had been a part of the incorporation of the City and supported the incorporation of the City. These are individuals that came in during the incorporation efforts and were there to vote for incorporation because they wanted to have control of their own city. It was her opinion that to bring the sewer in based on the financial status as rated earlier means that all of the individuals that have been here paying and working toward the days that sewer is available should not be put on the back burners because we are going to have to wait in order to bring in those outside persons. They will get the sewer where as those who have been in the city limits all this time will have to wait until the revenues catch up to that point again?

Manager Bailie advised Council that the current citizens inside the corporate limits discussed by Council member Ewings were not on the back burner because they were not currently identified in any of the current phases. The Hopewell Village annexation will make 150 city residents serviceable at some point in the future whereas now they are not included in any phase. She discussed earlier information concerning the availability of funding for the current projects as well as future projects. She asked Council to consider where the City will get the funds for future phases as well as the revenues needed to complete Phases 2 through 5 that were identified if the City does not accept the Hopewell Village Annexation and the pump station. There was further discussion between Council members, Manager Bailie and Mr. McNeill concerning where the funds were projected originally to establish the 5 Phases. Mr. McNeill advised Council members that costs had increased approximately 5 million dollars or 20 to 25% from the inception of these projects and the Bond Referendum. Manager Bailie advised Council that the annexations were not pushing anyone back. She also discussed the feelings that residents might have when they saw sewer going into areas that are not

currently inside the City. In reality they are not being pushed back rather reality is that Evergreen Acres will probably get sewer service earlier than they would if this project does not go through.

Council member Ewings discussed the vision on how we wanted this to go and that is why we have the different Phases. She asked if these Phases were still on schedule and would they remain on schedule with the annexation. Manager Bailie advised Council member Ewings this annexation had no effect on the current Phases. Mr. McNeill advised Council that the 15 million dollar bond referendum has a 7 year sundown. We can get this extended to 10 years. At the end of 10 years the City must have spent the 15 million dollars or have another bond referendum and ask the citizens to approve the extension of the bond referendum.

Council member Meredith discussed his assumption on how the annexation would effect the Phases. The developer will be paying for all infrastructure in this development, the city will pay for upsizing , and this will not effect the City in any way as far as slowing down the City Projects. The pumps will be installed to accommodate more residents that are already inside the City Limits and we will save 1.7 million plus \$160,000.00 in the Phase 2 and 3 projects. This is approximately a 2 million dollar savings plus more citizens get the sewer. This would probably help us keep our projects on line as far as expense.

Manager Bailie agreed with Council member Meredith and said this project would help with the costs discussed earlier for other phases. Council member Meredith stated this was a lot to think about.

Council member Lambeth discussed the growth aspect even if it was the smaller shops such as Colonial Village. Those things help and are monies that are coming in. Council member Meredith stated what he liked about the proposed development was that the developer would be installing the infrastructure themselves, not the City. If we do not annex this property and go back 5 or 6 years later the City will have to pay to install the lines.

Mr. McNeill discussed the earlier analysis done concerning how the City would be able to fund these phases as discussed. That analysis was based on an aggressive growth program. We showed all the developments that had been identified at that time were shown as being built out in a 10 year period. We also looked at in-growth and calculated on that happening and illustrated the sewer system becoming self supporting in approximately 10 to 12 years. After that time we were given the costs of the Thomasville Treatment Plant upgrades which pushed the self supporting sewer system to 16 or 18 years. If the City wants to grow at the rate that was planned for the bond projects we need as many customers as we can get as soon as we can get them.

Council members, Mayor Andrews, and Mr. McNeill discussed the importance of quality building. Council member Bridges discussed the developer's desires to preserve open space. Manager Bailie discussed what the City could do to mitigate the concerns of the residents concerning the impact that developments would have on them.

Council member Lambeth discussed the density of a development called Fox Meadow. He advised Council the homes in this area were very dense and he would not want to live there. However, an acquaintance of his owned a house in this area. He put his house for sale and sold it in one (1) week. This illustrates that there are persons who want to live in an area like this. We need a wide variety for residents to choose from.

Mayor Andrews discussed her experience of base housing for 20 years. She discussed the advantage of being able to walk to the theater, the swimming pool, and the bowling alley. The only time that we drove our car was to purchase groceries. It was wonderful because I had small children.

Council member Labonte discussed the ETJ issue and asked what the outcome of this was. Manager Bailie advised Council members that the Planning/Zoning Board recommended approval of ETJ. I believe at that time when it came back to Council it was their decision not to pursue it at that time. I believe that we need to look at this again.

There was further discussion concerning the need for Trinity to establish an ETJ. Manager Bailie advised Council that the zoning did not have to be changed when an ETJ was established. It could remain the same as it is currently zoned by the County. The ETJ will put the City in a better position for the future.

V. Business from Mayor and Council

Mayor Andrews discussed the following:

Establish Date and Time for Deputy at City Hall

We have discussed the possibility of our deputy coming to City Hall one afternoon for residents to come in and discuss any problems they might have. She asked Council for their feelings about establishing the last Wednesday of the Month from 3:30 to 5:00 pm as a date and time to begin this service.

After discussion, it was the decision of Council to have the deputy come in the last Wednesday of the month from 4:00 pm to 5:00 p.m. beginning the last Wednesday of January. Mayor Andrews will announce this at the Regular Meeting on January 16, 2006.

Designation to call Point of Order

Council member Ewings discussed her feelings concerning the comments made at the Special Called Meeting. It was her opinion that personal blows were taken at each other. We are here because of the issues that face Trinity and not to throw sticks at each other. She discussed her uncomfortable feeling during this meeting. She discussed the need to have a meeting called to order when things get out of hand and how this was not always possible for the Mayor to accomplish this, especially if she were one of the persons being attacked. It was her opinion that someone needed to call the meeting back to order when the Mayor could not do so or when needed.

After discussion, it was the consensus of Council that the Clerk call Point of Order if the Mayor was not in a position to do so.

Repairs needed to streets and colverts

Council member Reddick discussed water standing on Highway 62 and her fear of going into the creek. The water stands in this location. Council member Meredith and Mr. Stumb discussed the sinking pavement in this area.

Council member Meredith discussed a location in Colonial Heights that had done the same thing. Mr. McNeill is aware of this and is working on the problem.

Council member Bridges discussed the drain pipe located under Red Fox Road and advised staff that this pipe was still clogged with trees and leaves. The shoulder is eroding away at this location.

Council member Lambeth discussed his earlier complaints on Circle Drive where Davidson had installed the lines. There is a hole approximately 1 foot deep here.

Manager Bailie advised Council that she or Mr. Stumb would report these items to the appropriate persons.

VI. Business from City Manager

Manager Bailie discussed the following items:

Annual Retreat

Manager Bailie discussed alternative meeting places for the Annual Retreat. Through research, Ms. Schreiber had found the only viable choice other than the Radisson is Colonial County Club. The Country Club has advised Ms. Schreiber that they could make the grill room available for the meeting.

Council discussed the noise that may be generated due to golfers and the fact that only a petition would be separating the City from outside noise. *After discussion, it was the consensus of the Council to keep the location of the Annual Retreat at the Radisson.*

Agenda Items

Manager Bailie reviewed the draft proposal for the Retreat Agenda. These items are not in any order.

ETJ/Strategic Planning, Safety Committee, Building Materials- to be a panel discussion, Economic Development Issues, Ethics, How are we going to pay for stormwater, Discussion of the Sewer Phases and possibly changing the order of them, master plan for City property including at some point applying for a PARTF Grant, financial statements from the Finance Officer, Having a Trinity Post Office service area, Contract and oversight over the Animal Control Officer, and recycling.

Manager Bailie advised Council that she would list these items and mail with the Agenda for the Regular Meeting in January. She asked Council to add to the list and to prioritize the list since there would not be time to discuss all of the items listed.

Mr. Stumb discussed the Permit Report (attached). This is a new report and will be generated on a monthly basis.

Phase 2

Manager Bailie discussed the response from residents that had been given an opportunity to make payments in order to take advantage of the discounted tap fee. Residents will pay \$125.00 monthly beginning in January through June and will have met the deadline for the discounted tap fee.

VII. Adjournment

With no other business to discuss, Mayor Andrews called for a motion to adjourn the January 09, 2007 Pre Agenda Meeting.

Move to adjourn the January 09, 2007 Meeting at 6:25 pm by Council member Ewings, seconded by Council member Meredith and approved unanimously by all Council members

These minutes were approved by the Trinity Council at their Regularly Scheduled Meeting on February 20, 2007 with the changes listed below upon motion of Council member Bridges, seconded by Council member Labonte and approved unanimously by all Council members present.

Changes that were requested, completed and incorporated into the minutes are as follows:

- **page 3, paragraph 1, the second on the motion to approve items for the Consent Agenda was made by Council member Meredith**
- **page 6- correction to the annual debt payment to reflect \$771,620.00**